

Asking rent
starting \$24/psf
FGS for floors 2
& 5 only.

BONUS COMMISSION!

For a new lease over 1,000 SF with a minimum 2-year term, **\$2psf** additional bonus fee to procuring broker in addition to a 6% full commission. Offer through 3/31/26 subject to change.

CIVIC CENTER TOWER

675 N FIRST STREET SAN JOSE, CA. 95112.

New Plug & Play full floors available NOW !

- Extensively renovated full floors of Suite 300 & 400
- Great mixture of POs, multiple conf. rooms, kitchen.
- Open area, formal reception, break room, views.

Asking \$28/psf FSG

Almost 25,000 SF Leased in the last few months!

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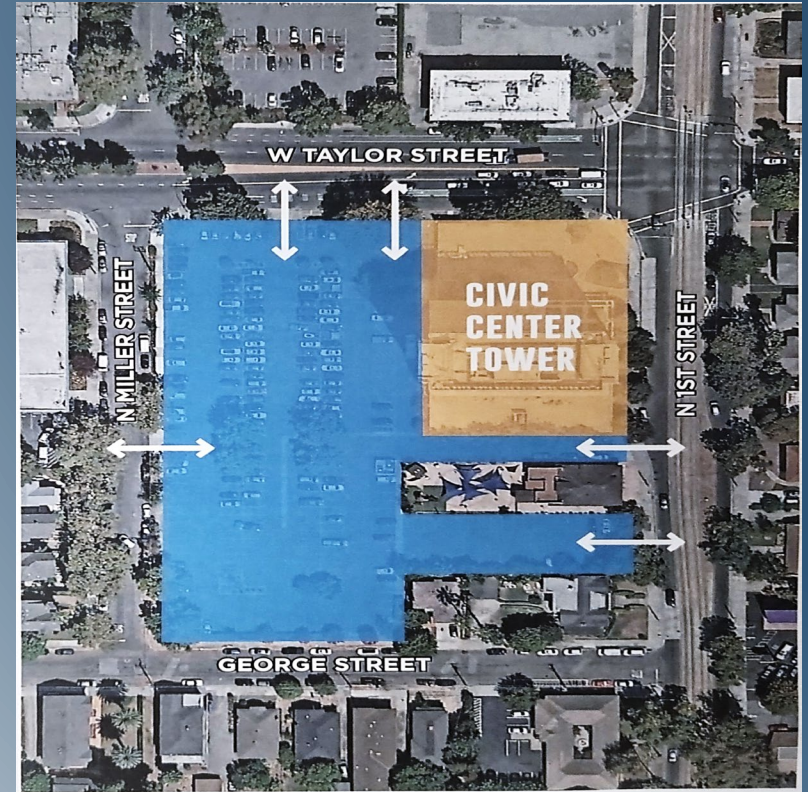


Building Amenities

Procuring Brokers are Welcomed
We Pay Market Commission Fast!

\$2/psf, FSG (As-is with paint and carpet)

- ± 3.21 Acres, 300+ Gated Free Parking Stalls with 5 Access Points
- Parking Ratio 3.0/1000 s.f. leased
- Light Rail In Front
- Open Air Plaza
- New Building Entrance Video Intercom System.
- Easy Access to Freeway on/off Ramp
- State Building and VTA Nearby
- Onsite Management with Fast Response
- Register and Send Your Tenant Clients, We Will Tour and Protect the Procuring Brokers.
- \$1.6M destination elevator modernization recently completed
- \$1M Energy efficiency upgrades recently completed.



Available

Suite	Size
105	±3738 RSF
200	± 3215 RSF
550	±3996 RSF
715 A Available April 20206	±926 RSF
850	±2698 RSF
880	±2822 RSF
900	±3478 RSF
1000	± 4901 RSF
1100	± 6052 RSF
1200	±4253 RSF
PH 2	±1552 RSF

Some Recent Leases

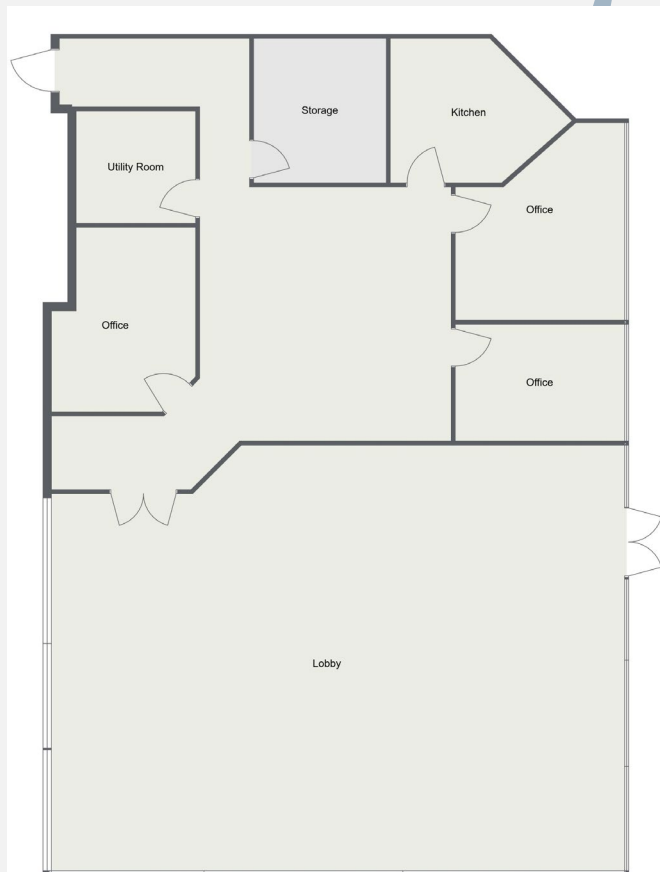
Suite	Size
695 N 1st	± 4300 RSF
150	±2727 RSF
645	±1401 RSF
500	±3599 RSF
800	±2079 RSF
1050	±2674 RSF
1250	±1682 RSF
PH3	±1150 RSF



Floor Plan

Suite 105 | ± 3738 rsf

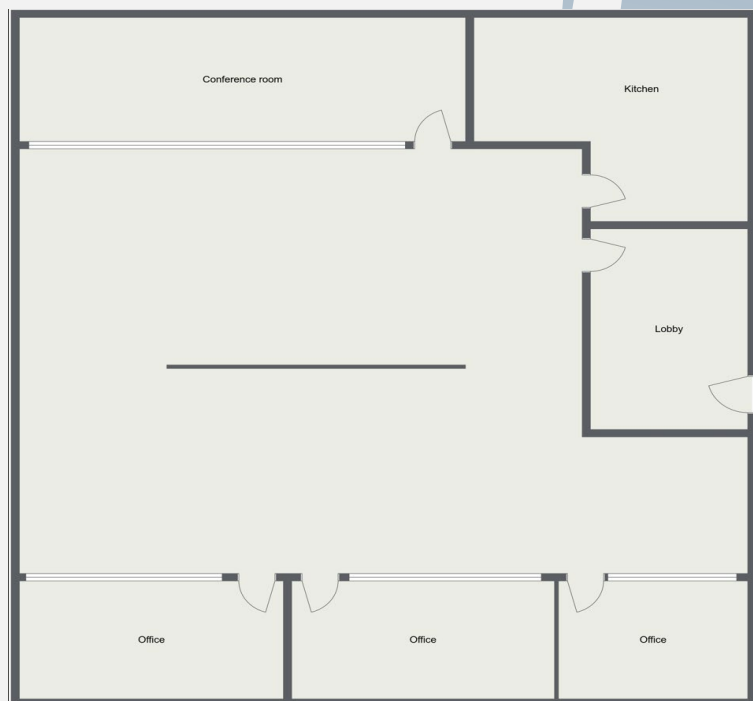
- Large Windows
- 3 Private Offices
- Kitchen



Floor Plan

Suite 200 | ± 3215 rsf

- Lobby
- 3 Private Offices
- Kitchen
- Conference Room



Floor Plan

Suite 550 | ± 3996 rsf

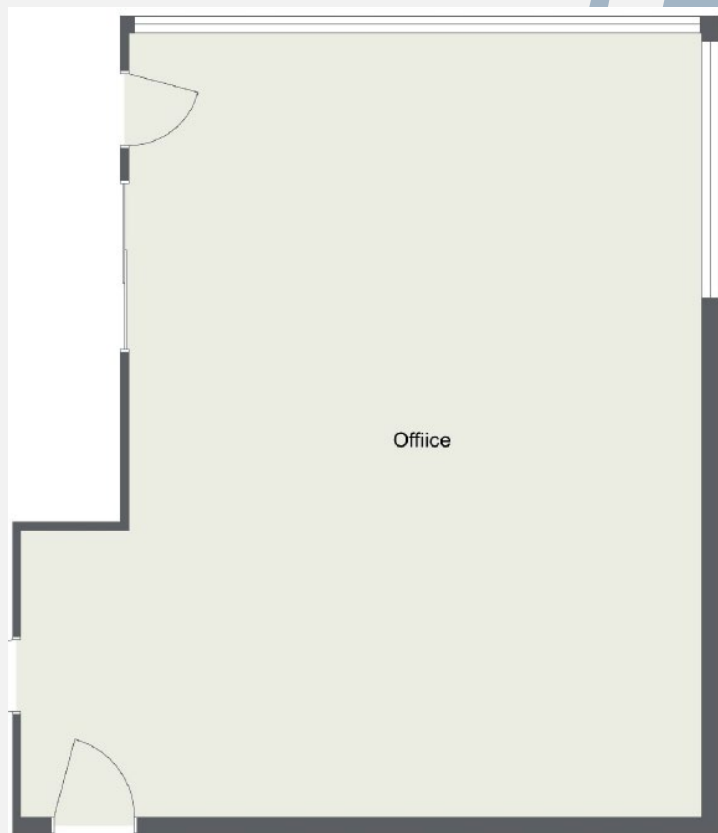
- Two Conference Rooms
- 6 Private Offices
- Large reception



Floor Plan

Suite 715 A | \pm 926 rsf

- Corner Office
- Open Concept
- Great Views!



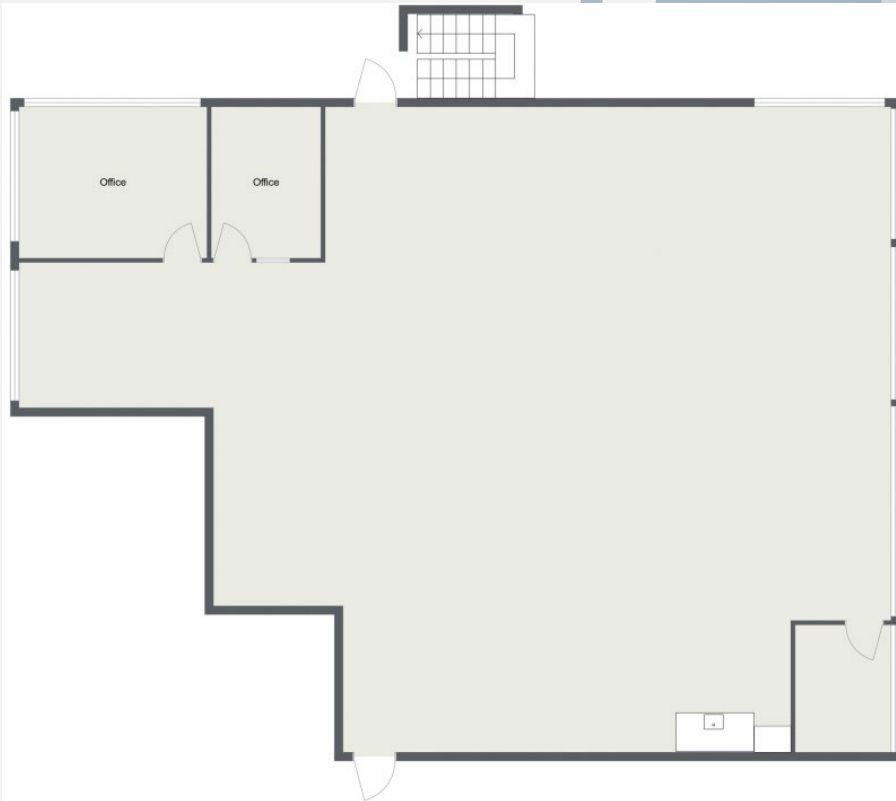
Available
April 2026!



Floor Plan

Suite 850 | ± 2694 rsf

- Cabinets with sink
- IT Room
- 2 Private Offices



Floor Plan

Suite 880 | ± 2822 rsf

- Large Open Kitchen
- 3 Private Offices
- Lobby
- Open Office Area



Floor Plan

Suite 900 | ± 3478 rsf

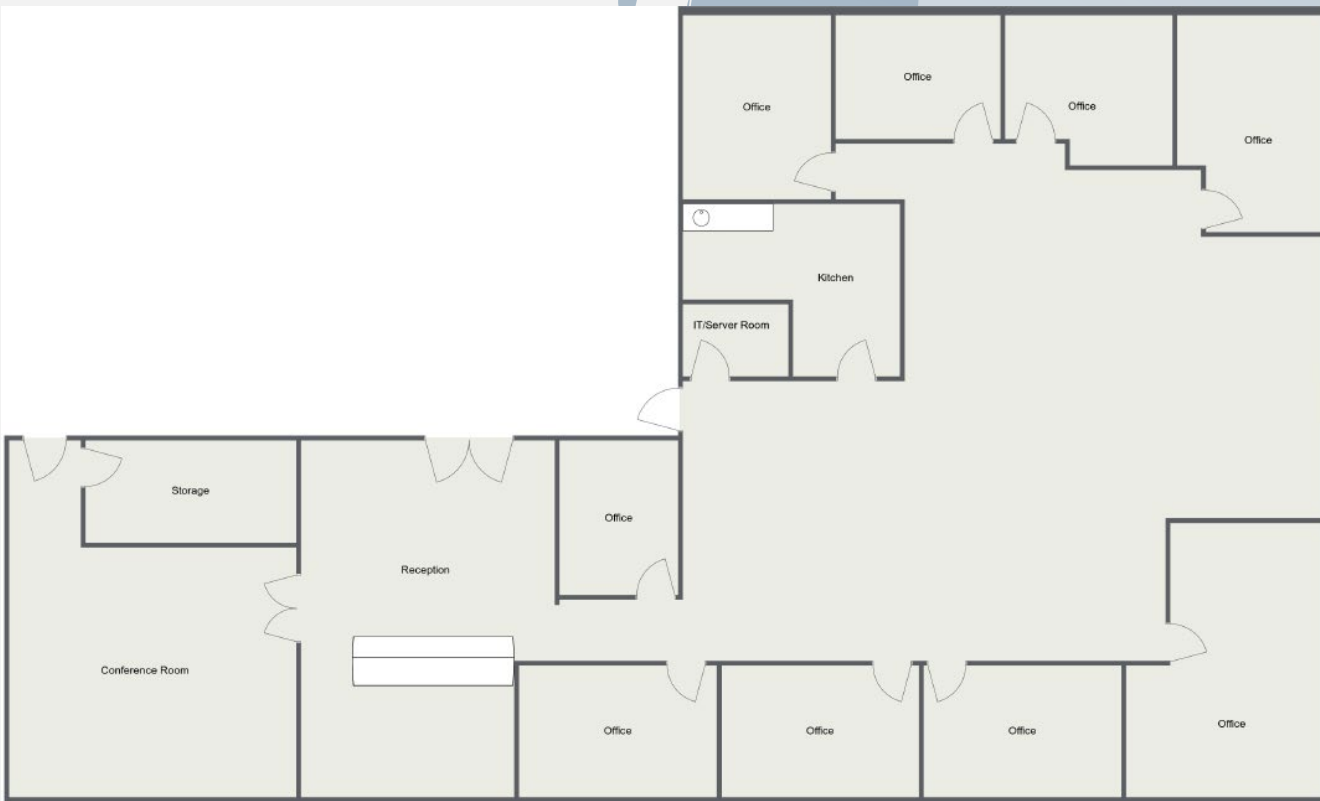
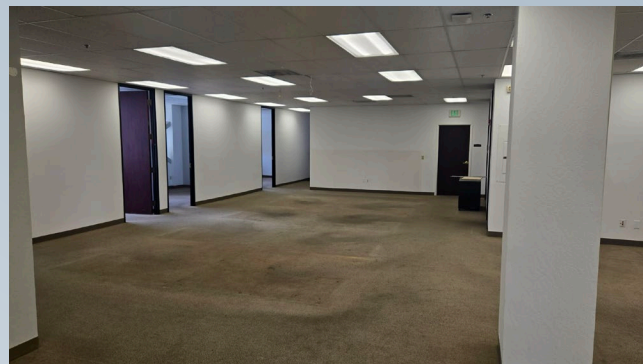
- Kitchen
- 6 Private Offices
- Conference Room
- Open Office Area



Floor Plan

Suite 1000 | ± 4901 rsf

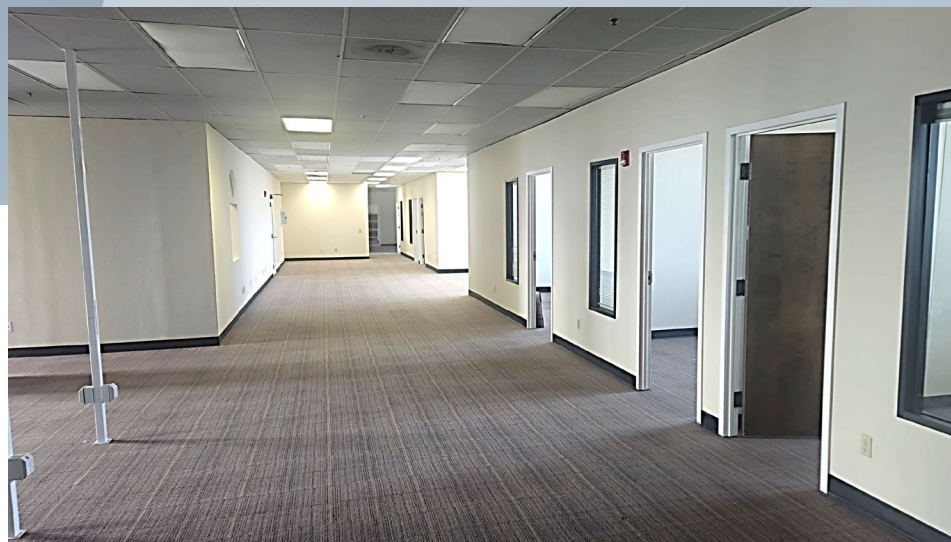
- Kitchen/Break Room
- 9 Private Offices
- Large Reception
- Large conference room
- IT Room



Floor Plan

Suite 1100 | \pm 6052 rsf

- Large Conference Room.
- IT/Storage Room.
- 8 Private Offices.
- Kitchen/Break room area.



Floor Plan

Suite 1200 | \pm 4253 rsf

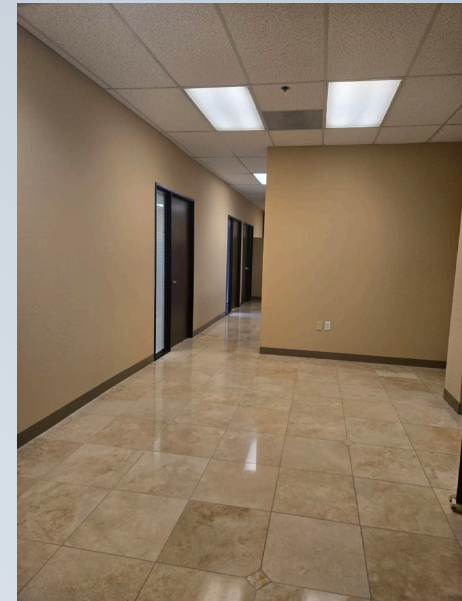
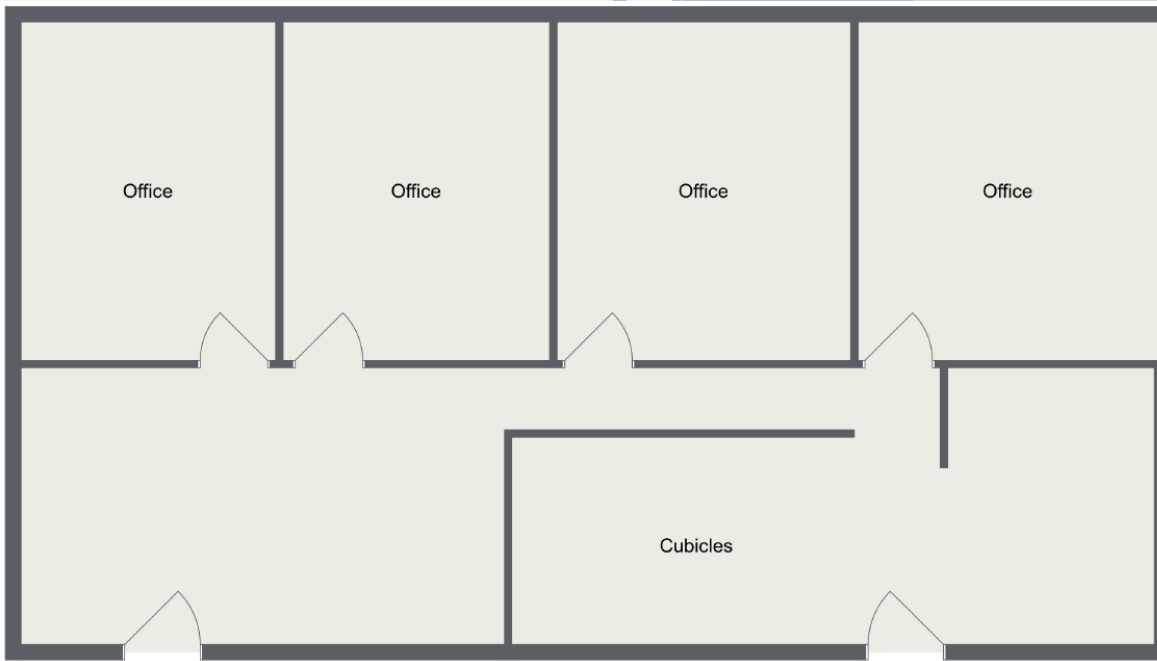
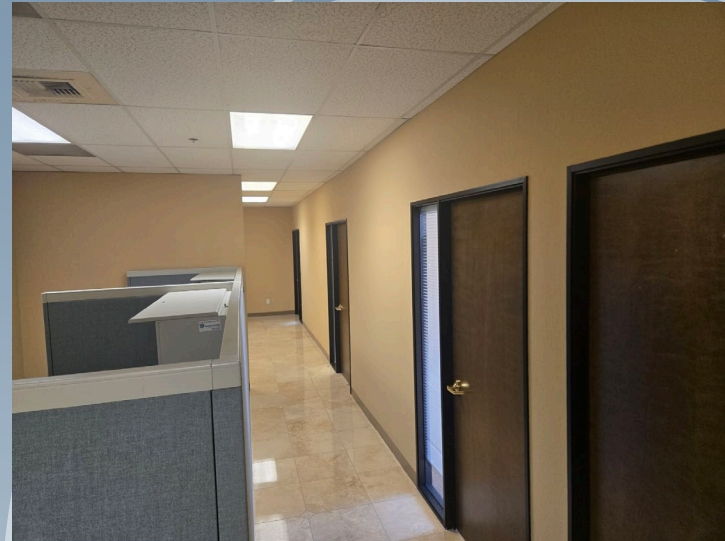
- Large Conference Room
- IT/Storage Room
- 9 Private Offices + cubicles
- Kitchen, Copy Room, and Large Reception



Floor Plan

Suite PH 2 | ± 1552 rsf

- Large Reception Area
- 4 Private Offices
- Great Views
- Tile Floors in lobby area.



Executive Suites

Floor Plan

Suite 110 | Executive Suites

Executive Suite Amenities

- Break/Lunchroom
- Large Communal Lobby



安新資本
Anchor Pacific Capital

Floor Plan

Suite 110 A

Executive Suite Amenities

- Large suite.
- First floor access.

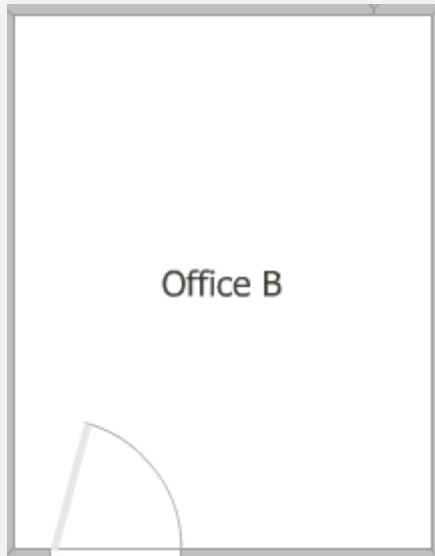


Floor Plan

Suite 110 B

Executive Suite Amenities

- First floor access.



Floor Plan

Suite 110 C

Executive Suite Amenities

- First floor access.

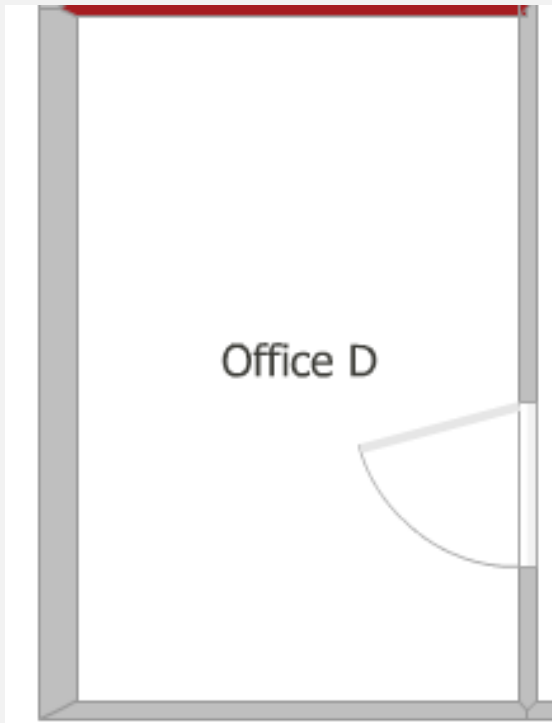


Floor Plan

Suite 110 D

Executive Suite Amenities

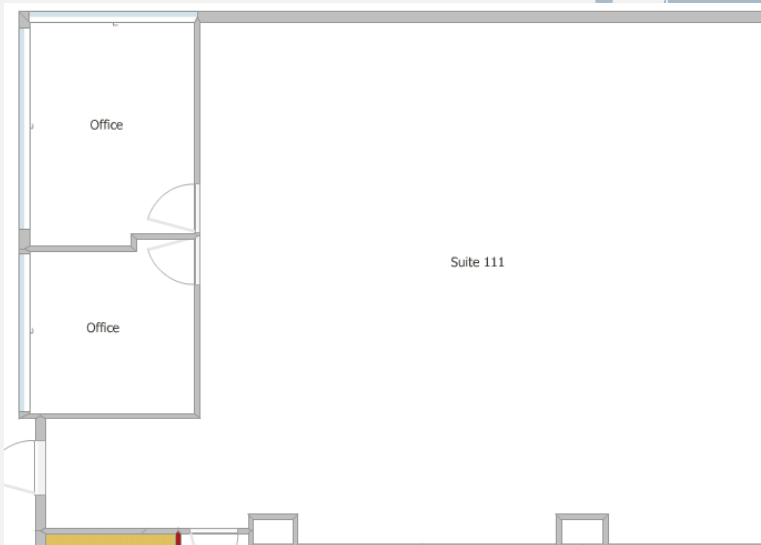
- First floor access.



Floor Plan

Suite 111

- Large Windows.
- 2 Private Offices.
- Kitchen access.



THANK YOU

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